

## **HEXHAM TOWN COUNCIL**

**I HEREBY GIVE NOTICE THAT** a meeting of the Hexham Town Council Planning & Infrastructure Committee will be held in the Council Office, St Andrew's Cemetery, West Road, Hexham on Monday 13 November 2017 at 5.15pm when the following items will be discussed:

### **A G E N D A**

1. Apologies for absence.
2. To receive minutes of the Planning and Infrastructure Committee meeting held 25 October 2017 enclosed.
3. Matters arising.
4. Declarations of interest (see enclosed).
5. To comment on Planning Applications received (see list enclosed).
6. To agree a provisional budget for street lighting.
7. To consider correspondence received (if any).
8. To agree a date and time for the next meeting.
9. Any urgent matters at the Chairman of the meeting's discretion. (*Matters to be raised under this item should be written out (if possible) and handed to the Chairman of the meeting or the Town Clerk before the meeting begins.*)

Jane Kevan  
Town Clerk  
7 November 2017

Hexham Town Council  
Council Office  
St Andrew's Cemetery  
West Road  
Hexham  
NE46 3RR  
01434 609575  
[clerk@hexhamtowncouncil.gov.uk](mailto:clerk@hexhamtowncouncil.gov.uk)  
Hagenda1117 PlanningInfrastructureCommittee

**HEXHAM TOWN COUNCIL**  
**MINUTES OF THE TOWN COUNCIL PLANNING AND INFRASTRUCTURE**  
**COMMITTEE MEETING HELD ON 25 OCTOBER 2017**

728.	PRESENT: Councillor J V R Hare in the Chair and Councillors T G E Gillanders, J Ord, Mrs C Hanley and E Green.					
729.	APOLOGIES FOR ABSENCE: Apologies for absence were received from Councillor Mrs D Bell.					
730.	MINUTES of the Committee meeting held 4 October 2017, having been circulated, were AGREED.					
731.	MATTERS ARISING. a) TREES/BUSHES AT QUATRE BRAS ALLOTMENTS (minute 719): It was noted a second quote is still awaited. b) ZEST CAFE (minute 724): it was noted that the sign is still there.					
732.	DECLARATIONS OF INTEREST: There were no declarations of interest except Councillor Gillanders advised he knows the applicant for the first planning application on the agenda and so did not take part in considering this matter.					
733.	PLANNING APPLICATIONS: It was AGREED there were no objections to the applications received in accordance with the list circulated and attached to the agenda, except to 11/02101/VARYCO and 11/02101/FUL (land south east of Sunningdale Lodge, Corbridge Road) on the grounds of nature conservation and the loss of hedges and trees and also the implications for highways safety from additional traffic and the access road.					
734.	2018/2019 COMMITTEE BUDGET: the Committee considered estimates received and AGREED the following draft Committee budget.					
	<b>PLANNING AND INFRASTRUCTURE COMMITTEE</b>	<b>2017/18 Agreed budget</b>	<b>2017/18 Spent at 30/9/17</b>	<b>2017/18 Estimated at 31/3/18</b>	<b>2018/19 Draft Budget</b>	<b>Ref</b>
	Personal protective equipment	1400	672	1350	1700	7300
	Machines/equipment – fuel/road tax/insurance	6500	2646	5500	6500	7310
	Machines/equipment – renew/replace	20000	1950	20000	20000	7315
	Machines/equipment – repair/maintain	4000	3196	5000	5000	7320
	Non-specific expenses	4000	1586	3500	4000	7330
	Stock – caskets and other	10000	2752	6000	7000	7340

	Headstone raft foundations	6000	0	0	6000	7350	
	Debt charges (PWLB)	9905	4952	9905	9905	7360	
	Heat/light	4500	1750	3500	4000	7370	
	Premises – repair/maintain	3000	6281	8500	6000	7380	
	Premises reserve	5000	0	0	5000	5092	
	Water rate/business rate	1800	1390	2000	2200	7390	
	Trees maintenance	1200	1890	1890	2000	7410	
	Insurances (not motor)	9500	6820	6820	8500	7420	
	Floodlights – repair/maintain	2000	1285	2000	7500	7450	
	Town clock – repair/maintain	250	0	0	250	7460	
	Dene Park Allotments – maintain	550	210	500	600	7000	
	Broadway (QB) Allotments – maintain	3500	1642	3500	4000	7020	
	Wydon Park Allotments – maintain	150	0	100	150	7030	
	Seats x 57 – repair/maintain/replace	1500	884	884	1500	7130	
	Litter bins x 85 – renew/replace	3000	583	2303	3000	7100	
	Bus shelters x 12 – repair/maintain	250	0	100	250	7150	
	VMS units x 6 – repair/maintain	1000	0	0	1000	7160	
	Street signs x 6 – repair/maintain	3000	0	0	3000	7170	
	Play areas x 6 – repair/maintain	1000	10	600	1000	7190	
	Play areas x 6 – ROSPA inspection	650	525	525	700	7200	
	Play areas x 6 – vandalism	500	17	100	500	7210	
	Play areas – reserve	10000	0	0	10000	5094	
	Winter Maintenance	3000	0	1000	3000	7211	
	<b>TOTALS</b>	<b>117155</b>	<b>41041</b>	<b>85577</b>	<b>124255</b>		
735.	PARTNERSHIP WORKING WITH NORTHUMBERLAND COUNTY COUNCIL: It was noted that further information has been requested on existing baseline services.						
736.	PROPOSAL FOR A NEW PARTNERSHIP FOR BUS INFORMATION PROVISION: It was AGREED that the proposal is too onerous for the Council to take on.						

737.	PLANNING TRAINING: It was noted that the training on 4 December is at the same time as a meeting of the Full Council.
738.	BUS STATION PLANTERS: The proposal from Northumberland County Council to remove the planting and soil from the planters, remove the wall nearest to the building and pave the area within the planters to allow access to the seating from inside the walls was noted. It was AGREED that the original design was flawed so the proposal is supported.
739.	NEXT MEETING: It was AGREED the next Committee meeting will be held on Monday 13 November 2017 at 5.15pm in the Council Office, St Andrew's Cemetery, Hexham.

Chairman.....

**Action Log**

Chase the second quote for the work at Quatre Bras allotments	Clerk
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## **HEXHAM TOWN COUNCIL – DECLARATIONS OF INTEREST**

Under the Code of Conduct adopted by the Council on 3 September 2012 Councillors must declare if they have a disclosable interest in any matters under consideration.

To do so Councillors must use one of the following statements:-

1. "I have a disclosable pecuniary interest  
in..... (for example:) Agenda item 3, Planning  
application number 14/1234".  
(NOTE: Code of Conduct paragraphs 11&15 apply).
2. "I have a disclosable personal interest  
in..... (for example:) Agenda item 4, Grant  
aid application by Hexham Youth Initiative  
(NOTE: Code of Conduct paragraph 13 applies).

Councillors should familiarise themselves with the Code of Conduct regarding the definitions of (A) pecuniary interest and (B) other personal interest and their obligations when declaring any such interests.

To ensure Councillors interests are correctly minuted please use one of the above statements when declaring an interest.

NB. Should a Councillor wish to take part in the consideration and voting on a matter or matters in which he/she has a disclosable interest then they may request a dispensation be granted to enable them to take part in the discussion and voting on it but at least 10 days' notice must be given for any dispensation request.

**HEXHAM TOWN COUNCIL**  
**Planning & Infrastructure Committee**

**PLANNING APPLICATIONS RECEIVED FROM NORTHUMBERLAND COUNTY**  
**COUNCIL FOR COMMENT ON 13 NOVEMBER 2017**

<b>Reference</b>	<b>Description</b>	<b>Applicant</b>
17/03728/FUL	Proposed construction of permanent site entrance and access track at Heathergate Country Park, Lowgate, Hexham	Blue Sky Resorts Ltd
17/03722/FELTPO	Fell mature oak tree at 18 Moonfield, Hexham	Mr Ord
17/03814/FUL	First floor extension to workshop and subsequent change of use of first floor workshop to habitable accommodation at land west of 7 and 7A Burnland Terrace, Hexham	Mr R Clark
17/03820/FUL	Change of use of the ground floor from Class A1 (retail) to Class A2 (financial and professional services) at 46 Priestpople, Hexham	c/o Agent
17/03958/ADE	Advertisement consent for integral illumination and screen to the ATM fascia at Marks and Spencer, Maidens Walk, Hexham	Ms Jan Clark
17/03859/FUL	Replace wooden shed at Witsend, Leazes Park, Hexham	Mr Neill Wylie
17/03989/PRUTPO	Crown reduce 4 trees at Hackwood House, Dipton Mill Road, Hexham	Mr Peter Messenger
17/03900/FUL	Amendment to approved planning application 17/00998/FUL: Retrospective: omit log store and insertion of window at 3 Monks Terrace, Hexham	Mr Peter Toolan
17/03990/VARYCO	Variation of condition 2 pursuant to planning permission 15/01449/LBC in order to return the large room on the ground floor to its original proportions by removing the modern partitions which subdivide it at Abbey House Clinic, Beaumont Street, Hexham	Mr Alan Hunter

**These applications to be commented upon under Committee's delegated powers (minute 6588 refers).**

**Any objections made on applications must be 'material planning considerations'.**

**To be material, a matter must relate to the “purposes of planning”. The views of local Councils and other consultees can only be taken into account by the planning authority if they are material. Such comments must always bear in mind that:**

*“The purpose of the planning system is to contribute to the achievement of sustainable development” (Paragraph 6 National Planning Policy Framework)*

There is no definitive list but examples are:

- National planning policy
- The local planning authority’s planning policies (including Neighbourhood Plans)
- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking, means of access, highway safety and traffic
- Noise, odours
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Nature conservation
- Flood risk
- Crime prevention and community safety
- Previous planning decisions
- Views of parish and town councils
- Views of statutory consultees: Highway Authority/Environment Agency/English Heritage/Sport England/Others (neighbouring LPA, HSE, etc.)

**Non-material planning considerations include:**

- Loss of view
- Negative effects on the value of other properties
- Land ownership or restrictive covenants
- Applicant’s personal circumstances or past conduct (unless exceptional, such as relating to a physical disability in certain circumstances)
- Business competition
- Matters controlled under building regulations or other non-planning legislation
- Disabled person’s access
- The nature of the applicant or owner
- Prospect of a “better” proposal

*These are subject to change in national legislation or planning policy.*

NB All planning applications (and related decisions) are online at:

<http://publicaccess.northumberland.gov.uk/online-applications>

If Hexham Town Council objects to an application listed above the objection is lodged online.